

067.0

0004

0017.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

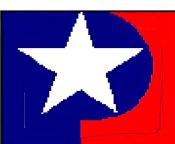
698,200 / 698,200

USE VALUE:

698,200 / 698,200

ASSESSED:

698,200 / 698,200


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

| No | Alt No | Direction/Street/City |
|----|--------|------------------------|
| 14 | | WINTHROP RD, ARLINGTON |

OWNERSHIP

Unit #:

| | |
|-------------------------------|--|
| Owner 1: MCKERSIE ROBERT B | |
| Owner 2: MCKERSIE ELIZABETH M | |
| Owner 3: | |

| | |
|----------------------------|--|
| Street 1: 197 JASON STREET | |
| Street 2: | |

| | |
|---------------------|-------|
| Twn/City: ARLINGTON | |
| St/Prov: MA | Cntry |
| Own Occ: N | |

| | |
|---------------|-------|
| Postal: 02476 | Type: |
|---------------|-------|

PREVIOUS OWNER

| | |
|--|--|
| Owner 1: MCKERSIE ROBERT B & NANCY C - | |
| Owner 2: - | |

| | |
|----------------------------|--|
| Street 1: 197 JASON STREET | |
| Street 2: | |

| | |
|---------------------|-------|
| Twn/City: ARLINGTON | |
| St/Prov: MA | Cntry |
| Postal: 02476 | |

NARRATIVE DESCRIPTION

| |
|---|
| This parcel contains .207 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1937, having primarily Vinyl Exterior and 1567 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms. |
|---|

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|-----|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101 | One Family | | 9029 | | Sq. Ft. | Site | | 0 | 70. | 0.61 | 12 | | | Topo | -20 | | | | | 386,888 | | | | | | 386,900 | |

| IN PROCESS APPRAISAL SUMMARY | | | | | | | | | | Legal Description | | | | User Acct | |
|------------------------------|-----------------|----------------|--------------------------------|-----------|------------|------------|-----------------|---------------|-----------------------|-----------------------------|------------|--|-----------|-----------|--|
| Use Code | Land Size | Building Value | Yard Items | | Land Value | | Total Value | | Entered Lot Size | | | | GIS Ref | | |
| 101 | 9029.000 | 311,300 | | | | | 386,900 | | | | | | GIS Ref | | |
| Total Card | 0.207 | 311,300 | | | | | 386,900 | | Total Land: | | | | Insp Date | | |
| Total Parcel | 0.207 | 311,300 | | | | | 386,900 | | Land Unit Type: | | | | 09/13/18 | | |
| Source: | Market Adj Cost | | Total Value per SQ unit /Card: | | 445.56 | | /Parcel: 445.56 | | | | | | | | |
| PREVIOUS ASSESSMENT | | | | | | | | | | Parcel ID 067.0-0004-0017.0 | | | | 15747! | |
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | | Date | | | | |
| 2022 | 101 | FV | 311,300 | 0 | 9,029. | 386,900 | 698,200 | | Year end | | 12/23/2021 | | | | |
| 2021 | 101 | FV | 302,200 | 0 | 9,029. | 386,900 | 689,100 | | Year End Roll | | 12/10/2020 | | | | |
| 2020 | 101 | FV | 302,200 | 0 | 9,029. | 386,900 | 689,100 | | 689,100 Year End Roll | | 12/18/2019 | | | | |
| 2019 | 101 | FV | 240,500 | 0 | 9,029. | 359,300 | 599,800 | | 599,800 Year End Roll | | 1/3/2019 | | | | |
| 2018 | 101 | FV | 220,700 | 0 | 9,029. | 359,300 | 580,000 | | 580,000 Year End Roll | | 12/20/2017 | | | | |
| 2017 | 101 | FV | 220,700 | 0 | 9,029. | 315,000 | 535,700 | | 535,700 Year End Roll | | 1/3/2017 | | | | |
| 2016 | 101 | FV | 220,700 | 0 | 9,029. | 287,400 | 508,100 | | 508,100 Year End | | 1/4/2016 | | | | |
| 2015 | 101 | FV | 215,400 | 0 | 9,029. | 254,200 | 469,600 | | 469,600 Year End Roll | | 12/11/2014 | | | | |

| SALES INFORMATION | | | | | | | | | | TAX DISTRICT | | | | PAT ACCT. | | | |
|-------------------|-----------|------|-----------|-------------|------------|----|-----|-------|-------|--------------|--|--|------|-----------|--|--|--|
| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes | | | | 5747 | | | | |
| MCKERSIE ROBERT | 77331-416 | 1 | 3/25/2021 | Convenience | 100 | No | No | | | | | | | | | | |
| CARROLL HARRY J | 55428-559 | | 9/22/2010 | | 484,900 | No | No | | | | | | | | | | |
| CARROLL HARRY J | 39659-596 | | 6/24/2003 | Family | 1 | No | No | | | | | | | | | | |
| CARROLL HARRY J | 34651-337 | | 1/24/2002 | Family | 1 | No | No | N | | | | | | | | | |
| | 10007-364 | | 3/29/1962 | | | | | | | | | | | | | | |

| BUILDING PERMITS | | | | | | | | | | ACTIVITY INFORMATION | | | | | |
|------------------|--------|----------|--------|-----|------------|----------|------------|---------|-------------------------|----------------------|--|--|--------|-----------|------|
| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment | Date | | | | Result | By | Name |
| 11/5/2018 | 1636 | Re-Roof | 9,795 | C | | | | | 9/13/2018 MEAS&NOTICE | | | | PH | Patrick H | |
| 1/30/2018 | 108 | Redo Kit | 29,900 | C | | | | | 12/11/2008 Meas/Inspect | | | | 189 | PATRIOT | |
| 7/19/1993 | 329 | Manual | 8,000 | | | | | | 10/26/2000 Hearing N/C | | | | | | |
| | | | | | | | | | 10/6/1999 Meas/Inspect | | | | 163 | PATRIOT | |
| | | | | | | | | | 7/29/1993 RV | | | | | | |

 Sign: VERIFICATION OF VISIT NOT DATA

| | | | | | | | | | | | | | | | | | |
|-----------------------------------|-------------------|--------------------|-----------|------------------------------------|-------------------------|--------|---------|---|---------------------|-------|-----|----------------------|------|-------|------------|------------|--------------|
| EXTERIOR INFORMATION | | | | BATH FEATURES | | | | COMMENTS | | | | SKETCH | | | | | |
| Type: 6 | Colonial | | | Full Bath: 1 | Rating: Average | | | | | | | 15 | | | | | |
| Sty Ht: 2A | 2 - 2 Sty +Attic | | | A Bath: | Rating: | | | | | | | 10 | EFP | 10 | WDK | | |
| (Liv) Units: 1 | Total: 1 | | | 3/4 Bath: | Rating: | | | | | | | 12 | | 16 | | | |
| Foundation: 3 | - BrickorStone | | | A 3QBth: | Rating: | | | | | | | 3 | | 28 | | | |
| Frame: 1 | - Wood | | | 1/2 Bath: 1 | Rating: Average | | | | | | | 13 | | | | | |
| Prime Wall: 4 | - Vinyl | | | A HBth: | Rating: | | | | | | | FFL | | | | | |
| Sec Wall: | | % | | OthrFix: | Rating: | | | | | | | 7 | | | | | |
| Roof Struct: 1 | - Gable | | | OTHER FEATURES | | | | 1st Res Grid Desc: Line 1 # Units 1 | | | | 10 | UAT | SFL | | | |
| Roof Cover: 1 | - Asphalt Shgl | | | Kits: 1 | Rating: Very Good | | | | | | | 14 | FFL | BMT | 16 | | |
| Color: WHITE | | | | A Kits: | Rating: | | | | | | | 18 | | | | | |
| View / Desir: | | | | Fpl: 2 | Rating: Average | | | | | | | | | | | | |
| GENERAL INFORMATION | | | | WSFlue: | Rating: | | | | | | | | | | | | |
| Grade: C | - Average | | | CONDOS INFORMATION | | | | | | | | | | | | | |
| Year Blt: 1937 | Eff Yr Blt: | | | Location: | | | | | | | | | | | | | |
| Alt LUC: | | Alt %: | | Total Units: | | | | | | | | | | | | | |
| Jurisdct: G11 | | Fact: . | | Floor: | | | | | | | | | | | | | |
| Const Mod: | | | | % Own: | | | | | | | | | | | | | |
| Lump Sum Adj: | | | | Name: | | | | | | | | | | | | | |
| INTERIOR INFORMATION | | | | DEPRECIATION | | | | REMODELING | | | | RES BREAKDOWN | | | | | |
| Avg Ht/FL: STD | | | | Phys Cond: AG - Avg-Good | 26. % | | | Exterior: | No Unit | RMS | BRS | FL | | | | | |
| Prim Int Wal 2 | - Plaster | | | Functional: | | % | | Interior: | 1 | 7 | 3 | | | | | | |
| Sec Int Wall: | | % | | Economic: | | % | | Additions: | | | | | | | | | |
| Partition: T | - Typical | | | Special: | | % | | Kitchen: | | | | | | | | | |
| Prim Floors: 3 | - Hardwood | | | Override: | | % | | Baths: | | | | | | | | | |
| Sec Floors: | | % | | Total: | 26.4 % | | | Plumbing: | | | | | | | | | |
| Bsmnt Flr: 12 | - Concrete | | | CALC SUMMARY | | | | Electric: | | | | | | | | | |
| Subfloor: | | | | Basic \$ / SQ: 130.00 | | | | Heating: | | | | | | | | | |
| Bsmnt Gar: 1 | | | | Size Adj.: 1.32007015 | | | | General: | | | | | | | | | |
| Electric: 3 | - Typical | | | Const Adj.: 0.98990101 | | | | | | | | | | | | | |
| Insulation: 2 | - Typical | | | Adj \$ / SQ: 169.876 | | | | | | | | | | | | | |
| Int vs Ext: S | | | | Other Features: 93000 | | | | | | | | | | | | | |
| Heat Fuel: 1 | - Oil | | | Grade Factor: 1.00 | | | | | | | | | | | | | |
| Heat Type: 5 | - Steam | | | NBHD Inf: 1.00000000 | | | | | | | | | | | | | |
| # Heat Sys: 1 | | | | NBHD Mod: | | | | | | | | | | | | | |
| % Heated: 100 | | % AC: | | LUC Factor: 1.00 | | | | | | | | | | | | | |
| Solar HW: NO | | Central Vac: NO | | Adj Total: 422913 | | | | | | | | | | | | | |
| % Com Wal | | % Sprinkled | | Depreciation: 111649 | | | | Juris. Factor: 1.00 | Before Depr: 169.88 | | | | | | | | |
| | | | | Deprecated Total: 311264 | | | | Special Features: 0 | Val/Su Net: 107.31 | | | | | | | | |
| | | | | | | | | Final Total: 311300 | Val/Su SzAd: 198.66 | | | | | | | | |
| MOBILE HOME | | | | Make: | | Model: | | Serial #: | | Year: | | Color: | | | | | |
| SPEC FEATURES/YARD ITEMS | | | | PARCEL ID 067.0-0004-0017.0 | | | | | | | | | | | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value |
| More: N | Total Yard Items: | | | | Total Special Features: | | | | Total: | | | | | | | | |
| SKETCH | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| SUB AREA | | | | | | | | | | | | | | | | | |
| SUB AREA DETAIL | | | | | | | | | | | | | | | | | |
| Code | Description | Area - SQ | Rate - AV | Undepr Value | Sub Area | % Usbl | Descrip | % Type | Qu | # Ten | | | | | | | |
| FFL | First Floor | 895 | 169.880 | 152,039 | | | | | | | | | | | | | |
| BMT | Basement | 856 | 50.960 | 43,624 | | | | | | | | | | | | | |
| SFL | Second Floor | 672 | 169.880 | 114,157 | | | | | | | | | | | | | |
| UAT | Upper Attic | 168 | 67.950 | 11,416 | | | | | | | | | | | | | |
| WDK | Deck | 160 | 12.130 | 1,940 | | | | | | | | | | | | | |
| EFP | Enclos Porch | 150 | 44.920 | 6,738 | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | Net Sketched Area: | 2,901 | Total: | 329,914 | | | | | | | | | | | | |
| Size Ad | 1567 | Gross Area | 3405 | FinArea | 1567 | | | | | | | | | | | | |
| IMAGE | | | | | | | | | | | | | | | | | |
| AssessPro Patriot Properties, Inc | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |